

## **City of Fitchburg Conservation Commission**

### **MEETING MINUTES TUESDAY, FEBRUARY 27, 2007**

**COMMISSIONERS IN ATTENDANCE:** Tom Starr, Chairman, Mike Donnelly, Harry Karis, John Koutonen

**STAFF IN ATTENDANCE:** Mike O'Hara

**GUESTS:** Kevin Sanders

**CALL TO ORDER:** Mr. Starr called the meeting to order at 6:05 p.m. in the Veteran's Room, First Floor, City Hall.

#### **MINUTES**

Minutes of Jan. 30 meeting approved.

#### **PUBLIC HEARINGS**

Notice of Intent - Matson Homes, Inc., "Parker Hill Estates" subdivision, off Brierwood Drive & Colony Rd. (cont'd from 1-27-07)

Atty. Watts, Ken Matson, Wes Flis present.

Commission reviewed memo from Fire Dept. concerning width of road. Based on this recommendation, Planning Board had required 28-foot wide pavement width.

Wes presented grading plan. Now grading shown for all lots, including those outside of 100-foot buffer.

Discussion about need for phasing plan.

M. Donnelly: detention basin should be functioning before lots are graded.

Detention basins for that phase to be functioning before lots are opened up.

First phase buttoned up before building starts.

Phase I done before moving onto Phase II

Wes: there will be 3 phases. Whitman & Bingham will prepare phasing plan and written narrative of construction schedule & send out to Commission one week in advance of next meeting.

Wes: Is tree removal in Phase II at same time as tree removal in Phase I OK?

John K. - wetlands will then get more water.

John suggested having installing hay bales to delineate edge of tree cutting.

Suggested: Logging, but not stumping, trees in Phase II

Hearing continued to 3-27-07

Notice of Intent - Seney, Ashby State Road, two driveways (cont'd from 1-27-07)

Steve Seney present. Chris McKenzie had made modifications to plan & prepared a work schedule. Tim has reviewed and approved both. Commission voted 4-0 to grant Order of Conditions.

Notice of Intent - Bovenzi, Wanoosnoc Road & South St. (cont'd from 1-30-06)

Motion made & seconded to approve, subject to condition: Water will not be diverted from site to Wanoosnoc or South Street. Vote 4-0 to approve.

Notice of Intent - 80 Erdman Way LLC, parking lot expansion (cont'd from 10-30-06)

Chris Deloge reviewed results of water quality testing of outfall into Nashua from D'Amore Assocs. Showed elevated levels e.coli. Next steps -- Chris suggested flushing dye tablets in various locations on Erdman Way & see if it ends up in drain, or camera the drain lines. Questions about what pipe was tested. Mike D. thinks runoff problem is not coming from Erdman Way, but from Route 12. Chris will contact DPW-Engineering with results of water quality testing.

There will be continued discussion about mitigation for Riverfront Area disturbance at 80 Erdman Way and 100 Erdman Way (NOI to be filed).

Hearing continued to 3-27-07

Notice of Intent - Brideau, 70 King St., two duplexes

Chris Deloge and applicant presented plan. Parcel at 70 King St is one lot with catering business. He plans to split off two more lots with frontage on Amriott Street and build two duplexes. Chris submitted slightly revised plan. Small wetland in front is proposed to be eliminated.

A drain discharges onto this parcel from Quarry Lane subdivision. Chris wants drainage from site to tie into City's drainage system. Discussion about site walk. Tim has NOI & plans and will review.

Hearing continued to 3-27-07.

Request for Determination of Applicability - City of Fitchburg, Putnam Place - renovations to parking area

Planning Coordinator David Streb presented plan for improvements at Putnam Place. Base work is additional parking, add-alternates include removing two USTs and a new driveway on Boulder Drive and landscaping. He's unsure until bids come in later in month as to much work will be done.

ConCom wants to wait until more definitive statement as to what the actual work will be. ConCom willing to have special meeting on short notice if needed to deal with application.

Mike D. want more landscaping. Does it comply with requirements for landscaping in zoning? What is % of project cost spent on landscaping?

Continued to 3-27-07.

**MISCELLANEOUS ITEMS**

Rollstone Rd. & Electric Ave. -- retaining wall

Frank Bovenzi, Jim Moriarty and Peter Anderson of Bovenzi and Mark Belanger, Hannigan Engineering seeking modification to allow rip-rap instead of retaining wall adjacent to wetland.

Original, approved plan showed retaining wall. Bovenzi argued that in order to build wall, there will be more disturbance to wetland due to construction equipment. Rip rap can just be installed from top of slope. Rip rap will have 1:1 slope. Will be 5 feet closer to edge of wetland than retaining wall.

Gary B., DPW-Engineering prefers rip rap to wall. DPW Commissioner is also OK with it.

Mike Donnelly: what is more permanent?

Harry K. - weeds will invade rip rap & grow. Retaining wall would look better in long run.

John K agreed.

Rip rap can't be seen from road

After more discussion, the Commission voted 4-0 approve the modification to rip-rap instead of retaining wall.

## **OTHER ITEMS**

Woodland Estates" mobile home park expansion, Rindge Rd.

Joanne Hamberg present. Discussion on phasing plan and order of construction. some changes made to proposes schedule of construction -- Clear trees and stump only for Phase I, not entire site, rough grade detention basin as first item in Phase II, post performance bond,

Vote 3-1 to approve.

Request for partial certificate of compliance - Victoria Lane

Written request from Atty. Hall, and real estate agents Richard & Jude Seppa in attendance, to request partial release from Lot 9 scheduled to close on 2-18. Commission voted 4-0 to issue cert. for Lot 9 (127 Victoria Lane) only, pending approval of City Solicitor.

Request for certificate of compliance - Victoria Lane

Written request for certificate was not accompanied by a written statement by a professional engineer "*certifying substantial compliance with the plan, and specifying what deviations, if any, exist from the approved plan,*" as required by form. Conservation Commission voted 4-0 to deny request. Letter to be sent to Benjamin Bldrs. also stating they still need to file for modification of detention basin "C". Apparently modifications have already been done.

Final draft of open space plan update available. Next meeting scheduled for 3-21-07.

City forest / waterline --

Tom S update: will need to file with ConCom for waterline.

Discussion on letter rec'd from No. County Land Trust about extending water line through forest.

Motion made & seconded to adjourn. Vote unanimous.

Meeting adjourned: 8:30 p.m.

Next meeting: March 27, 2007

minutes approved: 5-29-07